

# El Toro & Trabuco

22475 El Toro Road, Lake Forest, CA 92630



## Property Highlights

77,401 Gross Leasable Area

7.39 Total Acres

331,872 5 Mile Population

- Ideally located on the corner of El Toro and Trabuco Roads in the heart of Lake Forest's residential community.
- Benefits from an average household income of \$174,000 within a 5-mile radius.
- Anchored by Dollar Tree and Grocery Outlet with regionally recognizable tenants including Bank of America, Pizza Hut and Coffee Bean & Tea Leaf.



## Demographics

	1-Mile	3-Mile	5-Mile
Population	23,558	138,309	331,872
Households	8,309	53,160	127,875
Avg HH Income	\$167,856	\$160,163	\$174,191

Source: Esri, 2026

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## Current Tenants

1 Bank of America	6,300 SF	12 Trim Fitness	3,300 SF
2 Clickstart Dog Training A...	2,170 SF	13 Andrew B. Shi, DDS	1,200 SF
3 The Flame Broiler	1,240 SF	14 Bubbly Paws	1,500 SF
4 Pizza Hut	1,240 SF	15 Mr. Wok	1,200 SF
5 SanRok ni Bevec Pinoy Cui...	1,240 SF	16 Quicksilver Coin Company	1,200 SF
6 Farmers Insurance	958 SF	17 I Polish Nails	1,800 SF
7A Affinity Acupuncture	956 SF	19 Launderland	1,800 SF
7B Great Cuts	1,192 SF	20 Lamppost Pizza	5,250 SF
8 Dollar Tree	15,400 SF	23 US Bank	6,000 SF
8A Grocery Outlet	15,400 SF	24 The Coffee Bean & Tea Lea...	1,700 SF
10 Our Pet's Vet	2,625 SF		

## Available/Coming Soon

9	Available	1,875 SF
22	Available	1,855 SF